THE RANTSGROUP COMMERCIAL REAL ESTATE

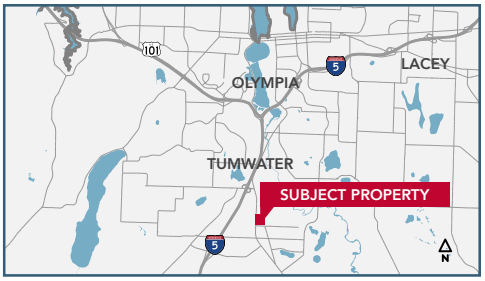
FOR LEASE

HIGH-VISIBILITY RETAIL/FLEX AT BUSY TUMWATER CORNER LOCATION









6528 CAPITOL BLVD SE, TUMWATER, WA | CAPITOL BLVD RETAIL CENTER

Located at a signalized hard corner along Capitol Blvd., this multi-tenant retail/flex property offers excellent visibility, convenient parking, and easy access to I-5. Positioned within an established Tumwater commercial corridor, the property is surrounded by a strong mix of retailers, restaurants, and services.

Suite A features a spacious open floor plan, ample storage, a grade-level roll-up door, and a private restroom. The flexible layout is well-suited for a studio, showroom, service retail, or similar use. **Improvement allowance negotiable for qualified tenants.**

±3,026 SF

$17.00/SF, + $5.22 NNN

CBA# 45361962

360° VIRTUAL TOUR

rants.group/6528A

CBA CCIM

This information, while obtained from sources we deem reliable, is not guaranteed. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



Logan Rants, CCIM
BROKER
(360) 943-8076
loganr@rantsgroup.com

360-943-8060
RANTSGROUP.com

THE RANTS GROUP
COMMERCIAL REAL ESTATE

6528 CAPITOL BLVD SE, TUMWATER, WA | CAPITOL BLVD RETAIL CENTER

SUITE A
±3,026 SF



= AVAILABLE



NEW MONUMENT SIGNAGE



CONTACT

Logan Rants, CCIM
BROKER
(360) 943-8076
loganr@rantsgroup.com

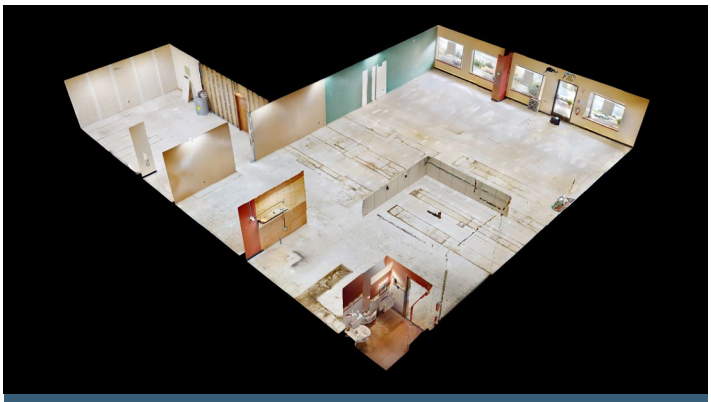
This information, while obtained from sources we deem reliable, is not guaranteed. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

THE RANTS GROUP
COMMERCIAL REAL ESTATE

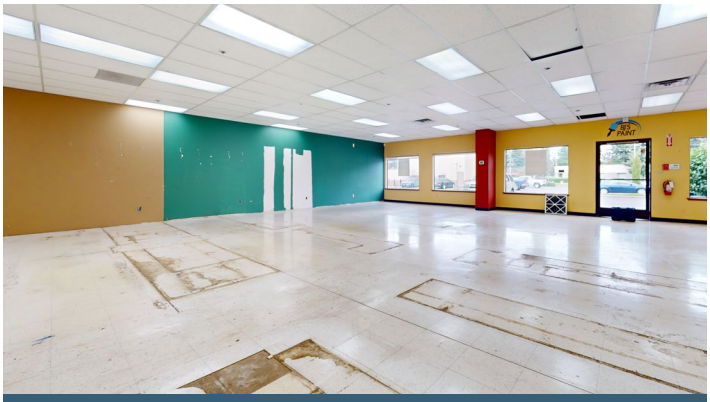
6528 CAPITOL BLVD SE, TUMWATER, WA | SUITE A



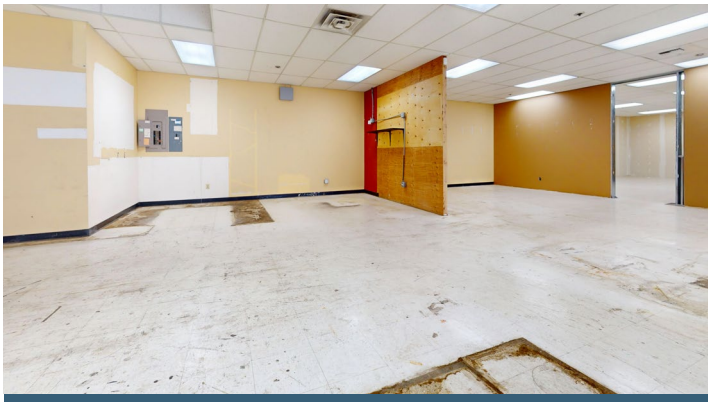
SUITE A - EXTERIOR WITH VIEW OF ROLL-UP DOOR



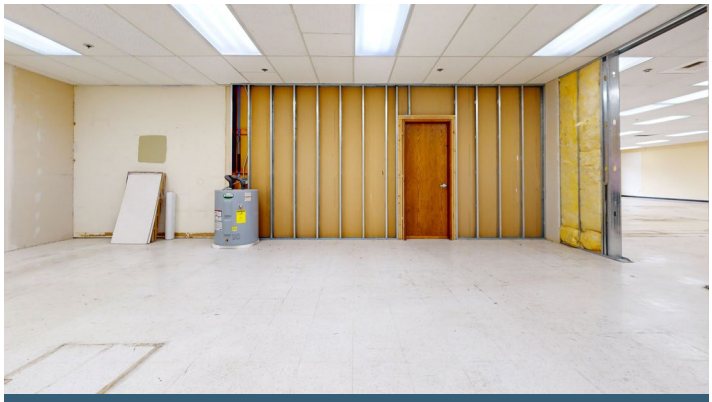
DOLLHOUSE VIEW



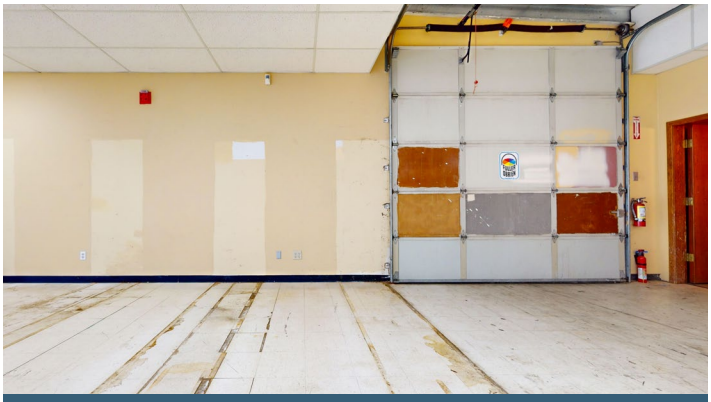
LARGE OPEN SPACE FACING STOREFRONT



INTERIOR FACING REAR OF SPACE



BACK ROOM AREA OFF THE MAIN OPEN SPACE



GRADE-LEVEL ROLL-UP DOOR

CONTACT

Logan Rants, CCIM
BROKER
(360) 943-8076
loganr@rantsgroup.com

360° VIRTUAL TOUR

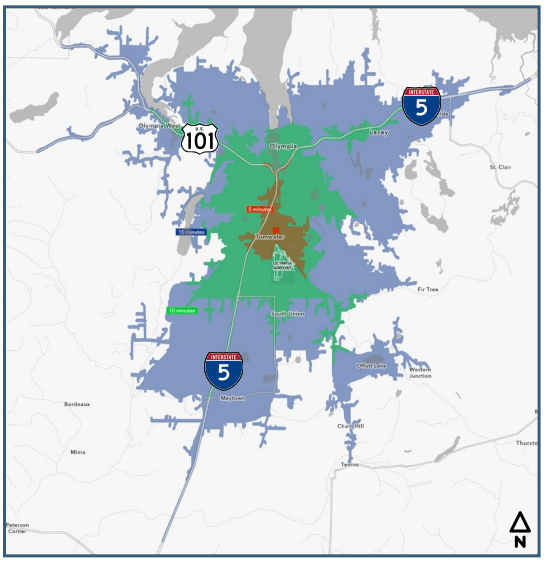
rants.group/6528A

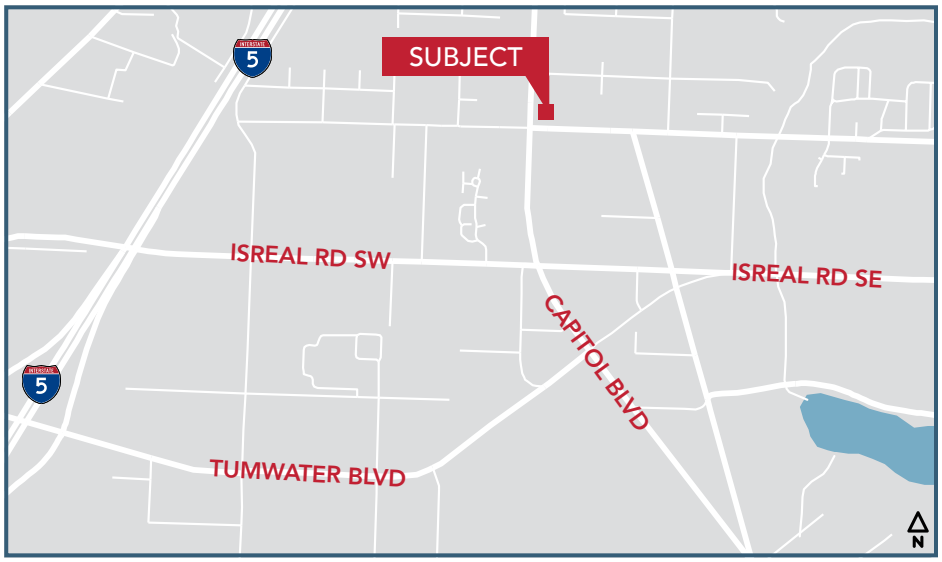
This information, while obtained from sources we deem reliable, is not guaranteed. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

THE RANTSGROUP
COMMERCIAL REAL ESTATE

6528 CAPITOL BLVD SE, TUMWATER, WA | CAPITOL BLVD RETAIL CENTER

DEMOGRAPHIC SUMMARY (5, 10, 15-MINUTE DRIVE TIMES)





DEMOGRAPHIC SUMMARY

POPULATION

	5 MIN.	10 MIN.	15 MIN.
2026 POPULATION (EST)	5,869	53,899	152,413
2031 POPULATION (PROJ)	6,060	56,419	158,091
2026-2031 POPULATION GROWTH	.60%	.90%	.70%
2026 HOUSEHOLDS (EST)	2,610	23,502	63,805
2031 HOUSEHOLDS (PROJ)	2,704	24,810	66,408
2026-2031 HOUSEHOLD GROWTH	.70%	1.10%	.90%
2026 HOUSEHOLD INCOME (AVG)	$94,962	$122,906	$118,232
HOUSEHOLDS OWNER-OCCUPIED	1,184	12,480	35,300
HOUSEHOLDS RENTER-OCCUPIED	1,426	11,022	28,305

Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.



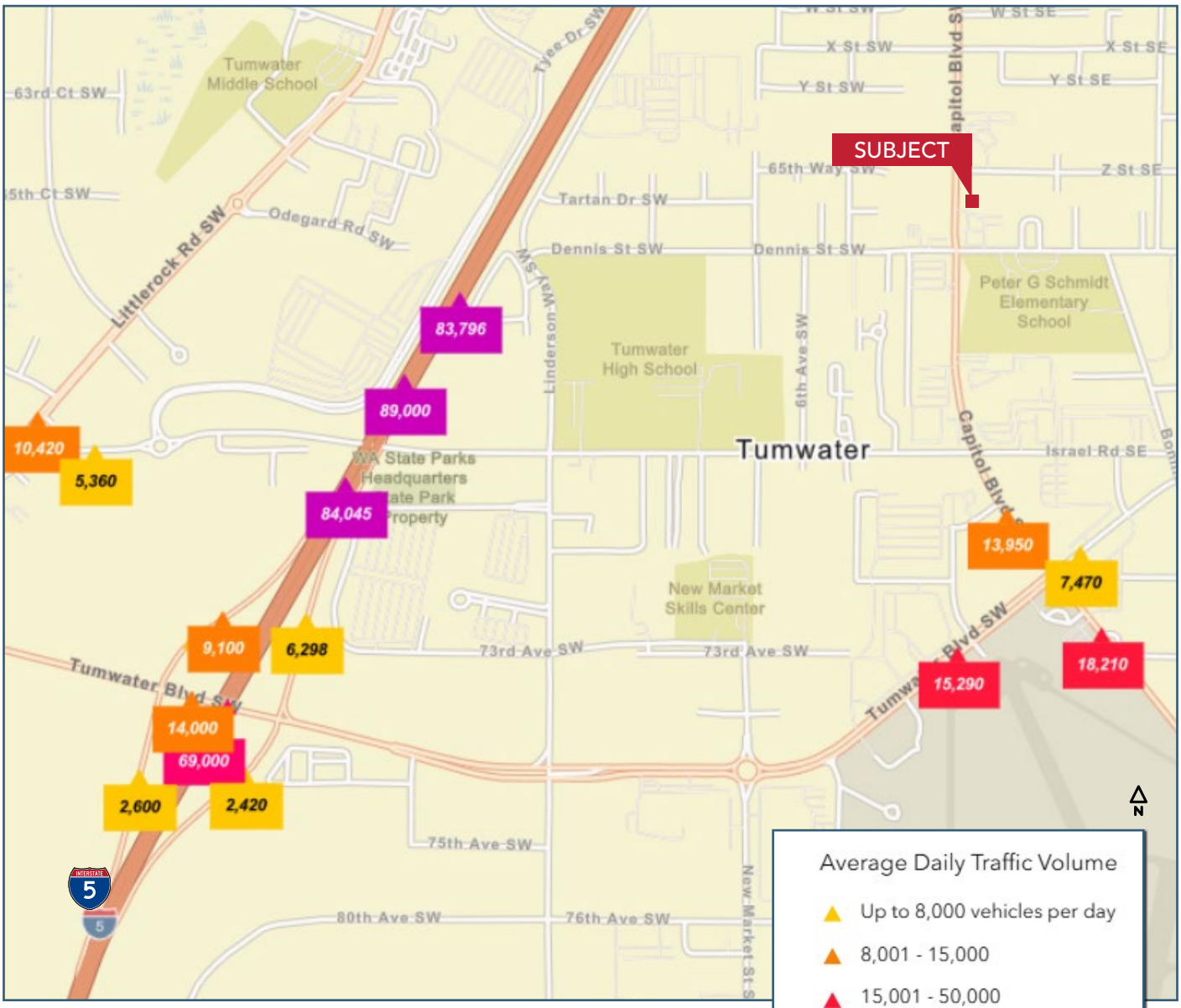
CONTACT

Logan Rants, CCIM
BROKER
(360) 943-8076
loganr@rantsgroup.com

This information, while obtained from sources we deem reliable, is not guaranteed. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

6528 CAPITOL BLVD SE, TUMWATER, WA | CAPITOL BLVD RETAIL CENTER

REGIONAL AVERAGE DAILY TRAFFIC VOLUME



Source: Traffic Counts (2026) ©2026 Esri

CONTACT

Logan Rants, CCIM
BROKER
(360) 943-8076
loganr@rantsgroup.com

This information, while obtained from sources we deem reliable, is not guaranteed. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.